



Memorandum

To: Honorable Mayor and City Council

From: Jeffrey Witt, Comprehensive and Environmental Administrator
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XC: George Purefoy, City Manager
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Planning & Zoning Commission
Planning Staff

Date: 12/23/03

Subject: Residential Acreage Summary

Attached is the monthly residential acreage summary. A monthly comparison is included for the previous month and August 1999 to show the change over a longer timeframe. A summary of public residential acreages is broken out into respective municipal sectors. In addition the Multifamily by Quadrant figure has been updated herein and on the zoning web page. The most current summary will be posted on the City web site, within the zoning page, under Multifamily Zoning Update.

Multifamily

City Council has requested that an accounting of how much multifamily zoning acreage has been removed due to the adoption of the new multifamily ordinance, which allows single family development in multifamily districts or any other zoning change. This total will be added to these monthly update memos. Acreage will be added to the total upon approval of the ordinance that changes the zoning from multifamily to the respective single-family district.

In the December meetings the City Council did not approve any ordinances which effect Multifamily zoning acreage.

Following is a table summarizing all the projects that have reduced the amount of potential multifamily units **since August 6, 2001**.

Project Name	Zoning	Proposal/Action	Unit Reduction
Tomlin Agreement**	MF-2	Developers Agreement	*551/ 450
Gartner Agreement	PD-16 MF-1	Developers Agreement	*1,439
Huffines Agreement	PD-2	Developers Agreement	*2,100
Brinkman Agreement	MF-2, PD-MF	Developers Agreement	*8,911
MTO Shahmaghsoudi	MF-2	SF-4 with SUP for a church	*155
Lodges & Cypress Lakes	PD-25	Developed less dense than permitted by PD (1,600 units)	*734
The Meadows of Preston	MF-1 & 2, PD-9	FP as SF-5 (Phase 6) PP as SF-5	490 1,048
Stone Lake	PD-5 MF	PP as SF-5	*333
Lakes of Preston Vineyards North	PD-12 MF-2	PP as duplex	*190
Oak brook Park	PD-55 MF-2	Rezone MF-2 to SF-4	*100
Douglas Properties, Inc.	MF-1	Rezoned to PD-Patio Home	*300
Tuscany Meadows & Tuscany Square	MF-2	Rezoned & PP to SF-5 and TH	*602
Casa Bella, PP03-0009	PD-128- MF,C-1	PP as Townhome	760
City of Frisco, Police / Holding Facility	PD -107- MF	PP as Office, public use	226
PD 108, Z03-0016	PD-108- MF	Rezoned to PD-Office (ordinance approved 9-02-03 by CC)	*150
Actual / Pending			15,565 / 2,974

*Actual reduction, others are pending.

New reductions are in bold face.

** Tomlin Development Agreement was amended at City Council on December 16, 2003. This constitutes a potential 450 Multi-family unit reduction.

Future Multifamily Zoning Cases

This section is intended to inform City Council of any future zoning cases which could affect multifamily zoning acreage.

- Z03-0021, a request to rezone 20.0± acres located at the northeast corner of Parkwood Boulevard and John Hickman Parkway from Multifamily-1 to Patio Home with a Specific Use Permit request for Private Streets. Neighborhood #30. This would constitute a reduction of 300 units of Multifamily. This case is related to FP03-0035, and SUP03-0012. The City Council continued the Public Hearing to the February 17, 2004 meeting.

- Z03-0032, a request to rezone 3.4± acres on the west side of Preston Road, 470± feet north of Fisher Drive from Multifamily-1 to Commercial-1. Neighborhood #11 This would constitute a reduction of 33 units of Multifamily. The Planning & Zoning Commission approved this case at the December 22, 2003 meeting. This case is scheduled for the January 20, 2004 City Council meeting.

Future Plats Reducing Multifamily

This section is intended to inform City Council of any future Plats which could affect multifamily zoning acreage.

- PD-107-MF 17± acres at the northwest corner of Parkwood and Stonebrook. The City of Frisco anticipates submitting a site plan for a police station and holding facility constituting a reduction of 226 units of multifamily. Neighborhood #21.
- FP03-0035, Request for a Final Plat of 78 patio home lots on 20.0± acres at the northeast corner of Parkwood Blvd. and John Hickman Pkwy. Zoned MF-1. This would allow for a reduction of 300 units of multifamily. Neighborhood #30. This item is approved pending the outcome of Z03-0021, and SUP03-0012. Both of these cases are scheduled for the February 17, 2004 City Council meeting.

Residential

In the December meetings the City Council approved one ordinance that affects residential zoning acreage.

- Z03-0020, A request to rezone 4.3± acres from Agricultural to Planned Development-Single Family-3 located 710± feet south of Eldorado Parkway and 2,300± feet west of Custer Road. Neighborhood #15.

City of Frisco, Texas as of 12/23/2003				
Zoning	District	% of Residential	% of Residential	% of Residential
District	Acreage	12/17/2003	9/23/2003	8/18/99
RE	180.12	0.9726%	0.9728%	0.8400%
SF*	883.53	4.7708%	4.7719%	3.0000%
SF-1	430.67	2.3255%	2.3260%	7.5000%
SF-1/4*	0	0.0000%	0.0000%	0.5200%
SF-2	193.09	1.0426%	1.0429%	1.6000%
SF-2/3*	104.98	0.5669%	0.5670%	0.7400%
SF-3	1358.5	7.3356%	7.3140%	6.1100%
SF-3/4*	0	0.0000%	0.0000%	0.5300%
SF-4	5352.62	28.9028%	28.9095%	24.7300%
SF-5	4162.75	22.4778%	22.4830%	22.6200%
OTR	57.95	0.3129%	0.3130%	(SF-6) 0.58%
2F	266.24	1.4376%	1.4380%	1.5400%
PH	1787.14	9.6501%	9.6523%	9.9400%
TH	551.76	2.9794%	2.9801%	3.9600%
MH	55.69	0.3007%	0.3008%	0.3900%
MF*	32.39	0.1749%	0.1749%	1.5100%
MF-1	1347.14	7.2742%	7.2759%	5.5700%
MF-2	1754.82	9.4756%	9.4778%	8.3100%
Total Acreage	18519.39	100%	100%	100%

*Some zoning districts have been combined due to some PDs containing a mix of zoning types without clear boundaries . between the types.

SF-3 increased by 0.0216%

Summary of Public v. Private Acreage (as of 12/23/03)						
Zoning District	District Totals	CITY OF FRISCO	Parks and Recreation	FRISCO ISD	Other ISD	Private Ownership
RE	180.12	0.00	60.09	40.03	0.00	80.00
SF*	883.53	3.04	3.11	0.00	0.00	877.38
SF-1	430.67	0.00	5.73	14.73	0.00	410.21
SF-2	193.09	0.00	0.50	0.00	0.00	192.59
SF-2/3*	104.98	0.00	0.00	0.00	0.00	104.98
SF-3	1358.5	0.00	35.44	1.77	0.00	1321.29
SF-4	5352.62	9.92	235.76	83.00	0.00	5023.94
SF-4/SF-5*	8.62	1.68	6.94	0.00	0.00	0.00
SF-5	4162.75	22.29	174.45	257.81	8.58	3699.62
OTR	57.95	0.00	0.00	0.00	0.00	57.95
2F	266.24	4.85	0.00	10.24	0.00	271.15
PH	1767.14	0.00	20.62	49.65	0.00	1696.87
TH	551.76	0.00	0.00	30.78	0.00	520.98
MH	55.69	0.00	0.53	0.00	0.00	55.16
MF*	32.39	0.00	0.00	0.00	0.00	32.39
MF-1	1347.14	0.57	0.64	45.18	0.00	1300.75
MF-2	1754.82	16.64	9.34	7.33	0.00	1721.51
Total Acreage	18515.09	59.00	553.15	540.52	8.58	16173.87
*Some zoning districts have been combined due to some PDs containing a mix of zoning types without clear boundaries between the types.						

12/23/03

Multifamily by Quadrant

<u>Northwest</u>	<u>Northeast</u>
<ul style="list-style-type: none">• 275.73± acres of existing MF zoning.• 120+ acres recommended by the Comp Plan.• 40 existing units.• 0 units under construction.	<ul style="list-style-type: none">• 739.22± acres of existing MF zoning.• 240+ acres recommended by the Comp Plan.• 0 existing units.• 0 units under construction.
<u>Southwest</u>	<u>Southeast</u>
<ul style="list-style-type: none">• 1204.03± acres of existing MF zoning.• 285± acres recommended by the Comp Plan.• 2,576 existing units.• 0 units under construction.	<ul style="list-style-type: none">• 859.9± acres of existing MF zoning.• 160± acres recommended by Comp Plan.• 1,489 existing units.• 0 units under construction.

Total:

- 3,098.88± acres of existing multifamily zoning.
- 805± acres of multifamily zoning recommended by the Comp Plan.
- 4,449 existing multifamily units.
- 0 units under construction.
- 0 units with approved plans. Many Site Plans and Preliminary Plats have expired.

Note:

The multifamily acreage totals in this graphic do not coincide with those in the acreage memo. The acreage memo data has been compiled by hand, while the new Multi-Family Quad is being generated digitally (Geographic Information System).

Once this current memo has been released to the Mayor and City Council, the document will be posted to the web site.